

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda (Revision)
January 25, 2017

1) **OPENING: Pledge of Allegiance Led By:** Mr. Helms

2) **ROLL CALL: Members:** Mr. Helms, Mr. Mileusnich, Mrs. Murovic, Mr. Grzymiski and Mr. Martini
APPOINTMENTS: Appointment of BZA Officers for 2017, Chairman, Vice-Chairman and Secretary.
Appointment of Attorney for 2017, the firm of Tauber Law Office
Appointment of Recording Secretary for 2017, Patty Nagy

3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of October 26, 2016. If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be February 22, 2017

5) **COMMUNICATION:** None

6) **Old Business: Approval of Findings of Fact for** Larry Beckman, 8618 Kleinman Rd., requesting a variance to exceed accessory structure allowance. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) **Approval of Findings of Fact for** The Hydrant, 8630 Kennedy Ave., represented by Mindy Trzeciak, 3038 97th Pl., Highland, IN requesting a sign variance {HMC 18.85.080 (G)(1)} In B-1, B-2, and B-3 business districts, permitted signs are subject to the following: (1) Sign, Ground. One ground sign containing thereon only the name of the buildings, occupants or groups thereof. The sign shall not exceed 100 square feet in area. Exception: Freestanding signs are not permitted within a B-2 district.

9) **Public Hearing for** Shawn Anderson, 9440 Hook St., Highland, In requesting a variance to exceed accessory structure allowance for the address of 3727 38th St. {HMC 18.05.060 (F) (5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

10) **Preliminary Hearing for** Joe & Sheila Windsor, 9009 Arbor Hill Dr., Highland, In., represented by Gary Torrenga of Torrenga Engineering, 907 Ridge Rd., Munster, IN requesting a variance to exceed accessory structure allowance and structure being built before principal building for the address of 9006 Kleinman. {HMC 18.05.060 (F) (1) (5)} In Zoning District R-1A, R-1, R-2, or R-3. (1) Time of Construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory. (5)The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

11) **Preliminary Hearing for** 2nd & Charles, 10239 Indianapolis Blvd., represented by All Right Sign, 3628 Union Ave, Steger, IL 60475 requesting a variance to exceed sign allowance and sign square footage at the location of 10239 Indianapolis Blvd. {HMC 18.85.080 (G)(2)(a)} Each occupancy shall be permitted a maximum of one sign. Per blanket variance granted in May of 1993 to the shopping center (Highland Grove): For any use having a structure frontage of less than 300 linear feet, two (2) square feet of sign area for each front foot or portion thereof of structure frontage. Sign sq. ft. allowed would be 180 sq. ft. per original variance, asking for total of 271 sq. ft. for the (3) signs proposed.

12) **Preliminary Hearing for** Jacqueline & Cosme Herrera, 8112 Wicker Park Dr., requesting a variance to exceed accessory structure allowance and location of shed on side yard property line. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.* Residents Jacqueline & Cosme Herrera attended January 25, 2017 after being removed from original agenda. A motion was made to allow the Herrera's a spot on the agenda for this meeting, dated January 25, 2017. Mr. Helms motioned to allow the Herrera's to present their preliminary hearing. Mr. Martini seconded and it unanimously passed with a roll call vote of 5-0.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____